

CARMEL/CLAY TECHNICAL ADVISORY COMMITTEE

MINUTES

May 22, 2002

Jon Dobosiewicz – Carmel DOCS
Chuck Shupperd – Vectren Energy
Brian Hansen – Carmel DOCS
Tom Skolak – Carmel Postmaster
Gary Hoyt – Carmel Fire Dept.
Steve Cash – Ham. Co. Surveyors

Dick Hill – Carmel Engineering
Steve Broermann – Ham. Co. Highway
John South – Ham. Co. Soil & Water
Scott Brewer – Carmel Urban Forester
Jim Blanchard – Carmel DOCS
John Duffy – Carmel Utilities

Village of WestClay, Commercial Building No. 2 (Construction Plans)

The site is located at the southeast corner of 131st Street and Towne Road within the Village of WestClay. The site is zoned PUD/Planned Unit Development (Z-330). Filed by Dave Sexton of The Schneider Corporation for Brenwick TND Communities.

Keith Lash presented the case and introduced Dave Sexton, The Schneider Corporation, and John Mosele, Brenwick Development. The project is located at the northwest corner of Rhettsbury Street and Meeting House Road and will be built on the vacant lot south of Brenwick's building. The structure will be less than 10,000 square feet in size. An Italian restaurant will occupy the first floor and half of the second floor. Office space will comprise the rest of the second floor. The sanitary sewer and water are in place. There will be no curb cuts. Their entrance is off the rear parking lot from State Farm's building parking lot. From an infrastructure standpoint, there is not much to do. The comment from Jay Alley can be addressed through conversation and clarification of lateral location.

Steve Broermann sent a letter two months ago. He does not think this affects anything else.

Chuck Shupperd has gas at the street. He needs to determine load to size the meters. He suggests a meter bank of five or so and the addition of meters as needed.

Gary Hoyt needs to review the plans. John Mosele stated the building would be sprinkled. The total square footage is 9,800 total; 4,900 per floor. Mr. Hoyt requested an exterior doorway into the riser room and a Knox box on the building.

Tom Skolak had no comments.

Scott Brewer did not receive landscape plans. However, he thinks it is similar to the project next door. Mr. Brewer also did not receive landscape plans for the Townhomes.

Keith Lash stated those plans are still in development. Plans will be forwarded to Scott Brewer soon.

Steve Cash said the plans look fine. He encouraged the petitioner to obtain the appropriate permits.

Jon Dobosiewicz commented on sheet C102. He understands there is a sidewalk and depressed curb at the intersection of Meeting House Road. Keith Lash stated there are cross easements for access purposes. Mr. Dobosiewicz suggested running the sidewalk straight west. Mr. Lash stated Brenwick is still trying to decide how the back of the building will look. Some screening will be needed. John Mosele said there could be seating to the west of the building. Landscape plans should be sent to Scott Brewer. Mr. Dobosiewicz suggested moving the dumpster to the other side.

John South had only minor comments that were noted in his letter.

Village of WestClay, Section 3004, Block C; Townhomes 69-02-SP

(Secondary Plat & Construction Plans)

The site is located at the southeast corner of 131st Street and Towne Road within the Village of WestClay. The site is zoned PUD/Planned Unit Development (Z-330). Filed by Dave Sexton of The Schneider Corporation for Brenwick TND Communities.

Keith Lash, Brenwick Development, presented the secondary plat for Block C, Townhomes located at the northeast corner of Broad Street and Broughten Street. He introduced Dave Sexton, The Schneider Corporation, and John Mosele, Brenwick Development Company. The real estate is between the Broad Street homes and their existing office building. The development will contain 40 townhome lots to be sold to Ryland Homes. The project will be similar to the Brownstones at WestClay. From a utility standpoint, the development will be like Block J. Sanitary sewer will be in the internal portion of the block. There are sanitary and storm sewer manholes within the block that the master plan contemplated when connecting this block to the facilities. From a watershed standpoint and a sanitary sewer standpoint, they are conforming to the master plan. Curb cuts may be in a slightly different location. Water mains are along the perimeter of all the streets. There are fire hydrants in the vicinity and one fire hydrant will be added internally. Brenwick has received some comment letters. The petitioner will do revised plans soon.

Steve Broermann understands the curb cuts will change. He wants them replaced with chair back curbs. On the plat, Block 11 indicates it will be subdivided into no more than three lots, but four are shown. Jon Mosele indicated that was correct. The review fees will be the same. The County will just approve the plans as the driveway cuts. Mr. Broermann still has work to do on this.

Chuck Shupperd needs to determine the meter locations. They will be done two and two. Jerry Brig, Vectren, will discuss this and the possible extension of the facilities. A pre-meeting is a good idea.

Steve cash understands this will be handled like Block J. Ryland Homes will be the one owner for these fee-simple town homes. When completed, Ryland will sell the lots to individual owners. There will be some common areas that will be turned over to the homeowners association. A storm sewer petition will be needed.

Jon Dobosiewicz requested the petitioner identify what is existing and John South stated the existing inlet on the east side must be shown as “protected” prior to construction. He is not as familiar with Block J, but believes similar comments were made regarding sequencing and stabilizing pads depending on how quickly they will be built. Keith Lash stated this is like Block J. Brenwick will protect the perimeter and internal inlets. However, he does not want to seed the pads. Work will progress quickly. Mr. South requested more site-specific detail for construction sequence. He expects there will be seeding around each building to be done as a sale feature.

Gary Hoyt faxed a copy of his comment letter and distributed the original. He requested that the island on the east side be enlarged to 17.5 feet to conform to the other widths. Keith Lash agreed. Mr. Hoyt needs to see where the hydrants are located. The buildings will not be sprinkled, but will be compartmentized. They will be three stories.

Tom Skolak did not get plans. He needs them. He will work with Brenwick as he has with the Brownstones.

Jon Dobosiewicz requested the petitioner indicate what is existing and proposed for the sidewalk. A depressed curb should be utilized. This will be treated the same as Block J as far as requiring a secondary plats. The foundations are in the ground. The petitioner will come back for a single secondary plat. Brenwick is familiar with the Department’s procedure for docket numbers, signature block, and monumentation.

West Carmel Center, Block D, Lot 2 – Fifth Third Bank (Development Plan) 67-02 DP Amend/ADLS

The applicant seeks development plan approval to construct a financial institution. Filed by Jeffery C. Hartley of Klump & Associates.

Dan Schnur gave an overview of the project. Also in attendance were Jeff Hartley, Klump & Associates, Tim Kling, Fifth Third Bank, and Tom Engle, Barnes & Thornburg. The location is proposed for part of Block B of West Carmel Center. It is at the corner of Retail Parkway and U.S. 421. This is a prototype bank building with walk in and drive thru facilities. There will be five drive-thru bays and 40 parking spaces. This is above the requirement. However, there will be 12 to 15 employees needing the extra parking. There is also some proposed shared parking with the development on the outlot to the north. Access will also be shared. The petitioner has attempted to align access with

Target's access points. Some comment letters have been received. Jeff Hartley stated this is not a full sprinkler system. There will be some limited sprinkled area for storage and the mechanical room. This is somewhat of a hybrid. The petitioner needs to determine if this will still require remote fire department connection. Discussion is needed for a solution acceptable to all parties. A Knox box will be located on the building. Jeff Hartley stated there is no basement and the total height will be 28 feet. The building appears to be two stories, but is a story and a half. There is a question on the location of the sanitary sewer connection. The petitioner has shown a connection where there is not likely to be a sewer lateral in close proximity to this lot. Mr. Schnur will determine how many laterals exist and if the sewer district has any "as built" information on the sewer and location of laterals. They can then determine how far it is to existing laterals from the site. A determination will be made to either ask for a new lateral connection or get their lateral to the existing location. Jay Alley, CRWD, wrote comments stating the District would not allow a direct connection to the main along US 421, which appears to be represented on the plans received. Building permits for this project should not be issued unless the District has issued connection permits. Mr. Schnur expressed a desire to work with the District.

Steve Broermann stated there is no access or work to be done in the public right of way. He will write a comment letter this week.

Chuck Shupperd stated there is gas on Retail Parkway. Gas will be used for heating. The load requirements are needed to size the meter. Fifth Third Bank should call Vectren for a service request.

Steve Cash needs an outlet request for this project. It is available on the County website. The charge will be \$150 for a commercial lot. Dan Schnur proposed using the existing three storm inlets and beehive. They do not plan to add to the drainage system except to tie in roof drainage. Steve Cash responded that each parcel is required to submit one.

John South did not write a letter. He stated this small site is part of the larger project and must go through NOI procedure and follow Rule 5 guidelines. He needs construction sequence for the project. The existing inlet along U.S. 421 near the right of way needs protection before the start of construction. Mr. South thinks it is a beehive.

Gary Hoyt gave the petitioner his original letter. He will check other buildings that have a partial sprinkler system and run off City water. Mr. Hoyt will check code. He needs size information. A Knox box should be at the front entrance. Applications are available from the Fire Department. The box can be surface mounted or recessed. The secure box does not have to be visible from the street.

Tom Skolak will get in touch with Fifth Third Bank before mail service is started. He will find a box location for them. Bill Akers, Carmel Communications, will assign the address. The petitioner would prefer a Michigan Road Address. Mr. Dobosiewicz stated the address is assigned off the front of the building.

Scott Brewer spoke with Jon Dobosiewicz about the site last month. He did not write comments. An updated set of plans, with landscape plans, is needed. Dan Schnur believes Target will complain that the landscape requirement will block visibility of their monument sign.

Jon Dobosiewicz does not suggest pursuing that. The requirements were in place earlier. This should have been reviewed at that time. A variance is needed for the sign because it is now off site. Mr. Dobosiewicz will make suggestions pursuant to a variance being filed. Target should contact the Department of Community Services. Landscaping along U.S. 421 should be extended to be consistent with Ordinance requirements. The lighting plan must be revised to show 0.3 candlepower at all lot lines. A cut sheet is needed. The maximum height permitted for poles is 28 feet. A wall mounted cut sheet is also needed. His other comments were in regard to architecture and design. They will be reviewed at committee. All other comments of Mr. Dobosiewicz's letter of March 27, 2002 have been addressed satisfactorily. As part of the ADLS submittal, the ATM, signage and color, should be shown. A color photo will suffice. The Commission is unlikely to approve the color red. Landscape plans must be given to Scott Brewer. His comments are needed prior to their Plan Commission presentation. Detailed signage information is needed. American Consulting will file the petition for the June 18th meeting. Final action will be in July by the Plan Commission. The public hearing will be June 18, the matter will be sent to committee, and then back to the full Plan Commission in July. The docket number is 67-02 DP Amend/ADLS.

Hayden Run, Section 2 (Secondary Plat & Construction Plans) 68-02 SP

The site is located on the south side of West 131st Street approximately one half mile west of Towne Road. The site is zoned S-1/Residential.

Filed by Edward E. Fleming of Stoepelwerth & Associates, Inc. for Centex Homes.

Rod Muller presented the case and gave the location of the project as a half-mile west of Towne Road and 131st Street. Ed Fleming was also in attendance. Mr. Muller invited comments.

Steve Broermann did not write a letter. He sees no big problems. The project looks straightforward.

Chuck Shupperd said in Section 1 they are still getting easements. Rod Muller responded earthwork is being done now. Section 2 is immediately off Section 1.

Steve Cash stated this would be very similar to Section 1. Storm sewers need to be petitioned. He did not write a letter yet, but noticed structure 134 on the west side. There is a subdivision, Aberdeen Bend, proposed to the west. Rod Muller has had discussions with that developer. Their outlet runs through this site. Mr. Cash stated the pipe must be low enough to tie in. A good connection is essential.

Jon Dobosiewicz said this site is key to the other subdivisions north and west. It is the hub.

John South wrote a review letter. Better site construction sequencing is preferred. This is similar to Section 1. There is off site water from the west coming through the project. A plan can be devised to minimize reaction. It would be good for the overall erosion control plan. Mr. South questioned the height for the horseshoe dam. Eight feet is not good. John South asked the petitioner to look at the pipe size and what it will do to backing up water behind it. He does not have a magic figure. The topography and pipe size are to be considered in determining what is reasonable. Mr. South distributed a copy of his letter.

Gary Hoyt wrote a letter. He understands there are no amenity facilities. Rod Muller stated that is correct.

Dick Hill had no comments.

Tom Skolak needs a set of plans. He will determine the carrier and type of delivery for the subdivision. Mr. Muller will provide them.

Scott Brewer stated his set of plans did not include landscape plans. They are requested in the future.

Jon Dobosiewicz commented that the landscape plan with the primary plat is adequate. That information must be transferred to the construction plans. The objective at the time of secondary plat is to see that there are no conflicts with utilities and landscaping. No one follows up with landscaping; but it is very important. This is a service to the community and of great interest to the Department of Community Services. It is not correctable at the back end. The secondary plat set of plans needs construction grade and landscape plans. Docket number 68-02 SP should be listed at the top left corner of the secondary plat. The number for Section 1 is still on it. The petitioner can utilize previous comments on information that has been changed. Monumentation is all the same. If the petitioner feels Carmel's monumentation requirements are in excess or impractical, correspondence is needed from them. Mr. Dobosiewicz stated the Department would review it to see if this is in conformance with common practice. On the primary plat, the asphalt path that intersects Tuscany Boulevard appears to come out on the other side. A ramp and compressed curb are needed. The petitioner may wish to pull the pathway to the west so it hits the backside of the median. A detail must be provided. No asphalt should be lapped up to the backside of the rolled curb. Mr. Dobosiewicz wants the path to be picked up; now it just dead ends. The approach in the right of way should be concrete. Jon Dobosiewicz will write comments. This project will be bonded as Section 1 was. Rodney Muller stated work would be started next fall.

Settlers Ridge at Haverstick, Section 3 (Secondary Plat & Construction Plans) (63-02 SP)

The site is located northwest of East 131st Street and River Road. The site is zoned S-1/residence.

Filed by Edward E. Fleming of Stoepelwerth & Associates for Centex Homes.

Rodney Muller, Centex Homes, also presented this case. The subdivision is located at the northwest side of 131st Street and River Road. It is the last section of development.

Steve Broermann and Chuck Shupperd had no comments.

Steve Cash needs an outlet request.

John South had no comments.

Gary Hoyt believes there is no amenity building. That is correct.

Dick Hill will review plans with Kate Weese as soon as possible. Rod Muller asked to discuss the swale behind lots 75 thru 69. Right now the petitioner is trying to preserve as many trees as possible. They think, after homes and streets installed, drainage going that way will be reduced. There is high point at the back side of the homes. There will not be any more drainage coming off of there. Mr. Muller is trying to keep trees. No more adjustment will be made to the area. He would like to discuss this with Mr. Hill. Settlers Ridge at Haverstick is on the agenda for Board of Public Works on June 5th. Sign copies of required documents are needed at that time.

Tom Skolak needs a set of plans.

Scott Brewer appreciates the elimination of the swale to save trees. There is a utility well head protection area in woods. Some trees have died. A more detailed tree preservation plan, including fencing around the trees, is needed. A tree fell in Section 2 of Lost Oaks Section 3. It is in the corner between Settler's Ridge Section 2 and Lost Oaks.

Construction went up to edge causing trees to die. There is a need for larger, better edges. Rod Muller thinks he has a preservation plan. Street trees are not required in the primary because the petitioner is trying to preserve the woods.

Jon Dobosiewicz commented on the face of the plat. The petitioner should make certain the Department receives final approval letters from appropriate agencies. The secondary plat docket number 63-02 SP needs to be added along with the source of title. He thinks that is in the works with Section 2B. Mr. Dobosiewicz will write a comment letter to assist the petitioner in finalizing their secondary plat. His comments will be consistent with Section 2B regarding the revision of the title block for Board of Public Works. The work is straight forward. The letter will be written before next Friday.

Williams Ridge Subdivision (Primary & Secondary Plat) (70-02 PP, 71-02 SP)

The site is located on the north side of 116th Street, ½ mile west of Gray Road. The site is zoned R-1/Residence.

Filed by David R. Barnes of Weihe Engineers.

Max Mouser described the location of the subdivision as 116th Street just east of Keystone Avenue. It will be a small cul de sac with lots from one to two acres in size. The cul de sac will be 560 feet long. There will be six lots. The rear of the property backs up to the golf course. The parcel is well wooded. There is an existing church and ranch home in front and a log cabin in back. All of these will be removed. Steve Moed showed a display board. The retention area to handle storm drainage is in the rear of the project. The land drops off in the back to the golf course with a creek running through it. The subdivision will outlet to that. Mr. Moed is contemplating the addition of a large wall in front of the subdivision along with an entrance sign.

Dick Hill sent a comment letter. He tried to lay out all the requirements Carmel expects of subdivisions. The petitioner may call him with questions. It appears there will be pavement cuts. Max Mouser is considering a directional bore for water, and a curb cut to tear out for the radius turn. The existing drives can be put back in or left depressed. Dick Hill said the project would go to the Board of Public Works for the open cuts particularly at 116th Street. A detailed traffic control plan is needed. Required maps and letters are outlined in Dick Hill's letter. The 116th Street traffic control plan is important. Right of way lines designating existing right of right are needed. The levee retention area is not clear from the drawing. Max Mouser stated the ravine would be dammed creating a dry detention bed. The top pipe is 100 year or slightly below it. Detail is needed. The intent is to not to take trees out but rather to install a levee through the area with a riprap base. Carmel Utility Department will make separate comments. Normally, they do not want a pipe more than 400 feet in length. The petitioner should align the tops of the storm pipes. The sanitary sewer laterals and water laterals should be identified. Mr. Mouser had no other questions about Engineering's letter. Kate Weese will review the plans.

Chuck Shupperd stated the gas main is on the north side of 116th Street. Jerry Bree is the contact person who handles most of the Carmel area.

Steve Cash had no comments as the site is annexed. He will defer to the City Engineer. The creek is not regulated.

John South does not believe the disturbance to the site will be greater than five acres. Therefore, they will not have file an NOI for Rule 5. He had some comments about the erosion control on the plan. The dry basin or dam with the upper and lower pipe was discussed. Typical engineering practice does not have the upper pipe discharging at the backside of the dam. The pipe would go through the dam and discharge at the tallest slope. Even though riprap is shown, the pipe going through the dam is a better practice and good for the dam. Mr. South recommends one or two water bars on the slope where the storm sewer is installed at the west side. This diverts the water flow away from the disturbed area back to the woods. He recommends seeding behind all the curbs. None is shown. They will be clearing to the backside of the drainage easement. Mr. South distributed his comment letter.

Gary Hoyt also distributed a letter. He requested a fire hydrant be installed. These are sizable lots. Mr. Hoyt expects large homes will be constructed. The more water the fire department has the better. This will not be a gated community.

Jim Blanchard had no comments.

Tom Skolak needs a set of plans to locate mail boxes.

Scott Brewer did not get a set of landscape plans. He is not aware of their tree preservation, landscaping, or open space plan. The total acreage is six. Mr. Dobosiewicz stated no open space plan is required. However, a tree preservation and landscape plan are needed. They will be submitted. Also the petitioner will need to meet buffer requirements. A landscape/fence maintenance easement and drainage/utility easement are required for 116th Street. The 70-foot right of way is large. It is wide to provide for expansion of 116th Street. Scott Brewer will have comments later. The creek is a couple of hundred feet off the property.

Jon Dobosiewicz stated Carmel Ordinance requires a five-foot sidewalk and ten-foot asphalt path along the frontage and ability to tie into the existing walk. Sidewalks on both sides of the street are required by Ordinance, but the petition could apply for a waiver. Steve Moed stated a sidewalk on only one side would preserve more trees. There are no lots along the frontage. This could also be accomplished with a subdivision waiver. This action could offset the cost of a ten-foot path on 116th Street. The signature blocks and text should be on the final page and drawings on the first pages. Signature blocks are for the City, not the County. The source of title and docket numbers are to be added to the secondary plat. Jon Dobosiewicz will write a comment letter. He suggested the petitioner apply for the sidewalk waiver soon. Max Mouser will request a development standards variance for the height of the wall. The docket number 70-02 SWa was assigned for the subdivision waiver for the elimination of the sidewalk on one side of internal street.

Mr. Moed met with residents of both neighborhoods. They liked the plans. Mr. Dobosiewicz said if the petitioner could meet the notice deadline and address TAC requests, he would suggest the Plan Commission approve the primary plat on the first night it was heard rather than send it to subdivision committee.

Dick Hill asked Max Mouser if he had submitted paper work to John Duffy. There are a couple of forms that require completion before the matter is heard at the Board of Public Works. A notice of intent to construct a water main extension and a capacity certification allocation letter are needed.

Jon Dobosiewicz does not believe there is much for the Subdivision Committee to review beyond technical issues. The primary plat could be presented on June 18th and then thirty days later the secondary plat and construction plans could be heard. This could save thirty additional days.

Old National Bank – Carmel Banking Center (Development Plan) 72-02 DP Amend

Petitioner seeks approval to remodel and expand the existing building (Walden Bookstore) into a financial institution. The site is located at 1430 South Range Line Road. The site is zoned B-3/Business.

Filed by J. William White of A.J. Armstrong, Inc.

Charlie Frankenberger presented the case. He introduced Bill White, A.J. Armstrong, Inc. and Mila Slepaya, Mid-States Engineering. Old National Bank has made application for approvals necessary to renovate the site on the northwest corner of 116th Street and Range Line Road presently occupied by the Walden Book Store. Those approvals, under the new B3 District, involve ADLS Amend, an approval granted by the Special Studies Committee, and DP Amend approval by the Plan Commission with public notice. Mr. Frankenberger invited questions and comments.

Dick Hill spoke with Bill White. Kate Weese has not reviewed the plans. A comment letter has not been written. No Board of Public Works approval is required. Charlie Frankenberger believes there may be a need for approval of encroachment of landscaping in the Range Line right of way. There will be no water or sewer changes.

Chuck Shupperd stated a gas facility was present. There will be no increase in use. This is mostly an exterior renovation.

Steve Cash said this land is annexed and no drains are affected. He had no other comments.

John South suggested removal of the gravel construction entrance. It is not needed because of existing concrete.

Gary Hoyt sent a comment letter to Mr. White. The bank will not be sprinkled. Mr. Hoyt requested the installation of a Knox box at the front entrance. It could be placed on the backside of a column. Application forms are available through the fire department.

Jim Blanchard asked the petitioner to request a presubmittal meeting. A copy of commercial permitting procedures was given to the petitioner.

Scott Brewer sent a letter and has spoken on the phone with Keith (last name unknown) with Mid-States. The largest expanse of landscaping will be removed for the drive-up windows. The honey locust trees should remain instead of planting small ornamental trees. Mr. Brewer suggested planting shade trees on the strip to the west, the internal drive and drive-thru windows. It has large trees now. Bill White agreed. Buffer requirements will call for plantings along 116th Street and Range Line Road. A certain number of trees are needed per hundred feet. There are no requirements for spacing of the trees. The petitioner has some latitude as to where the trees will be located. Mr. Dobosiewicz would like them as far away from the curb line as possible. The intent would be to create a hedge along the parking lot with trees to be just outside. The trees

should be slightly behind; there is room to do so. Bill White will resubmit on Friday, May 12th. Scott Brewer wants a full size set of construction plans. Mr. White agreed.

Jon Dobosiewicz stated all comments discussed have been addressed. The revised landscape plan should be submitted to Scott Brewer. The City Engineer will look at the plans. The letter requesting the dedication of right of way was also given to Engineering. The Department supports the request to permit plantings to encroach. This depends on improvements planned for 116th Street. There can be no view obstruction to vision triangles. Variances are needed on this site. Docket numbers will be assigned. The matter is scheduled to be heard at the June public hearing for the Board of Zoning Appeals.

Charlie Frankenberger inquired about the height and size of the wall and ground signs. They are measured in the same way. Candlepower requirement is 0.03 at property lines. But latitude will be extended at the shared parking at the north and west. Mr. Dobosiewicz suggested the use of a shoebox style light with a shield. Lighting will be on property line itself. Shields will prevent glare into the street. It may not be possible to achieve 0.3 at the property line, because the other goal of eliminating glare into the street will be accomplished. Bill White is working with Kosene and Kosene on light fixtures for the entire parking lot. Jon Dobosiewicz wants a solution acceptable to all parties. Their first light fixture will not be approved. Charlie Frankenberger will request a development standards variance at the property line. A new photometric chart showing the shoebox fixture with shield will be submitted. Its affect is to reduce the glare at the curb. The setback is measured from the 70-foot right of way. The building is closer than 60 feet. Jon Dobosiewicz responded that after the building was constructed the additional right of way was included. It may have been 40 foot.

Hamilton Crossing Building No. 5 (Development Plan) 66-02DP Amend/ADLS

The applicant seeks development plan approval for an office building. The site is generally located at the southwest corner of 131st Street and U.S. Highway 31. Filed by Daniel J. Kuester of Woolpert LLP for Duke Realty Limited Partnership.

Blair Carmosino described Hamilton Crossing's fifth building. Also in attendance were Jeff Stone, Duke, Alan Tucker, CSO, Dan Kuester, Woolpert, and Steve Granner, Bose McKinney. Some comments have been received. The project involves a 43,000 square foot facility at the north end of Hamilton Crossing. It was filed previously as Hamilton Building 5, but was never built. It was to be a three-story building that mimicked the others. There have been changes in the area including the potential for an interchange at 131st Street and U.S. 31. This site plan shows the accommodation for that potential right of way. The plan is flexible and is in compliance with parking codes and utility extensions. DOCS has raised new issues for the building. The petitioner anticipates the start of construction in late July or early August with completion of the building in mid 2003. There will be no road extension and only minor utility extensions.

Dick Hill will have Kate Weese look at the plans. Blair Carmosino has made some changes. Mr. Hill does not think he will have many comments. It is in the City but the street is private. He does not anticipate Board of Public Works requirements. Mr. Carmosino found that plans did not get to all member on the TAC mailing list. However, since then plans have been given to Jay Alley, Clay Township Regional Waste District. They are in direct communication now. Mr. Alley's letter to DOCS is outdated.

Chuck Shupperd asked if gas would be required. Jeff Stone responded that it would. A load requirement sheet was distributed.

Steve Cash needs an outlet permit. Dan Kuester asked if the project is within the legal drain. It is in the J.R. Collins legal drain. There are several arms; but it is not a direct connect. It is an indirect still requiring a permit for that watershed.

John South wrote a comment letter and spoke to Joe Rogers discussing some of the issues. The petitioner should call with questions

Gary Hoyt sent a letter to Blair Carmosino. He distributed the originals. He understands this is a sprinkled building. Discussion is needed to decide if this will be free standing Siamese or attached to the building. A Knox box was requested. Mr. Hoyt asked that the parking area along the side be striped. Another option would be to move the fire hydrant to the island at the south portion of the parking lot. If the number of spaces is not an issue, it can be left in position.

Jim Blanchard needs rate of walls, corridors, firewalls and fire stopping. There is a concrete stoop at the east side. A walkway to a public way is needed there. Duke may connect to the trail. A checklist for the presubmittal meeting was given to the petitioner. A comment letter was written.

Scott Brewer has not written a letter. The 30-foot green belt will be totally outside of this property once the ramp is installed. Blair Carmosino responded the green belt would be gone. Plantings are needed in the buffer yard. There are interior and perimeter parking lot requirements. Foundation plantings are adequate. On the east side along the walk and northeast corner of parking lot, there are not enough plantings to meet the requirements. These can be found in the 31 Overlay Zone. There is a six-foot perimeter-planting strip facing U.S. 31 that is required. It is located where the parking lot is along the ramp. Mr. Brewer assumed it will be a 21 foot buffer yard. A variance might be needed. Steve Granner questioned what is being buffered. The ramp does not exist. Jon Dobosiewicz agreed that the right of way does not exist today, but the Thoroughfare Plan requires it. The Ordinance requires that petitioners design against proposed right of way. Jon Dobosiewicz will follow up and cite the section. Scott Brewer also had a new minor specie comments. He wants the number of red maples reduced. He advised against Washington Hawthorne trees near the walk. Mr. Brewer will write a letter by the end of the week.

Jon Dobosiewicz will send a follow up letter to Blair Carmosino. Improvements are not allowed in the ramp right of way. If the petitioner does not want to install landscaping in the area of a future ramp, the Department will not approve installation of a parking lot in the same location. Logic dictates if there is no landscaping, there can be no parking. The petitioner sent a letter to Brian Nichol. Jon Dobosiewicz wants discussion outside of TAC to determine what is consistent with City approval. The minimum building height is 38 feet within the corridor for buildings that front on U.S. 31. The Plan Commission will want to promote three stories. The building is approximately 28 feet tall. For their presentation, some waivers will be necessary. There are some notice issues for the June public hearing date. Dumpster location and plans were provided. Additional information is needed. The lighting has been adjusted. The petitioner has provided elevations. However, the Ordinance requires three prospective drawings, one from northbound, southbound, and one from across U.S. 31. This is part of the DP application. Mr. Dobosiewicz will write a letter. The longest access of the building should be along U.S. 31. Alan Tucker stated a different placement of the building puts it right on the ramp. Jon Dobosiewicz told the petitioner not to make an argument to the Plan Commission that is based upon putting this building on the property. They should start with the property first and design around its parameters. Blair Carmosino requested a meeting. No waivers were granted for the other buildings. The "build to" issue did not come up stated Mr. Carmosino. The "build from" issue was there. Jon Dobosiewicz stated "BTL" refers to "build to line" on the plans. The intent is to keep the building parallel. The Plan Commission has the ability to waive the requirement up to 35 percent. Blair Carmosino stated it is a seven-foot difference. The argument may be justifiable to keep it in line with the other buildings. Jon Dobosiewicz would like the longer access along U.S. 31. The Plan Commission will want three stores and longer access. The petitioner should be prepared a response to the question of 38 feet.

The Townhomes at Hazel Dell (Secondary Plat & Construction Plans) 66-02 DP Amend/ADLS

The site is located northwest of East 116th Street and Hazel Dell Parkway. The site is zoned R-2/Residence.

The petitioner also seeks approval of the following Subdivision Waivers.
Filed by Dave Sexton of Schneider Corporation for Platinum Properties.

Dave Sexton presented the case and introduced Ken Brasseur. Platinum Properties. The Townhomes at Hazel Dell will be located at the northwest corner of 116th Street and Hazel Dell Parkway. The project consists of 16 buildings and 87 units to be constructed by Ryland. They will be similar to those at City Center and the Village of WestClay.

Dick Hill faxed a comment letter to Dave Sexton. A copy was given to the petitioner. The second entrance location was discussed with Kate Reese and Paul Rioux. The Park Department was not in attendance at that meeting. The plan is to match up with the park. Regarding the relocation of the asphalt path along Hazel Dell Parkway, Mr. Hill wants the kinks in it softened. Some of the street cuts will be across established yards. His letter refers to procedures, notifications, and whether separate Board of Works action is

required. A directional bore is preferred rather than an open bore. A left turn is required for northbound traffic on Hazel Dell. Each unit has a sanitary sewer lateral but not a water lateral. Dave Sexton stated space problems resulted in one service line for water to the meter pit. He had no other questions. Kate Reese will review the plan soon.

Chuck Shupperd has a gas facility there. He suggested a meeting. An encroachment is needed for the 18 inch. The application must be completed. Jim Scott can answer questions.

Steve Cash said this property is annexed and no drains are affected.

John South gave a copy of his letter to Dave Sexton. On the back phase, more detail is needed on site construction sequence. These are similar to comments this morning on the Townhomes. The retaining walls are not part of the stability program. Only a small wall is to be constructed along with buildings. The one near the cul de sac should be part of the initial project. The existing inlets along Hazel Dell Road, between the pathway and the development, need to be protected. The lake banks must be stabilized and the fluctuating water level occurring in that pond should be addressed. In the last months, the level increased two to three feet. But, it will go down again. The normal pool elevation in Lake Forest Subdivision went down. This project was designed as 745.5 at its normal pool. Any 100-year is above that. John South agreed that is appropriate. This is like any other pond. Safety issues should be addressed. They have been ignored. Dave Sexton will look into this. John South said an erosion control plan is needed for each townhome. There was previous discussion about tapping into the storm sewer system along Hazel Dell Road. Additional water would be brought in to keep the pond elevated. Too much water would bring the level up and then drop it down quickly. A "T" connection, in which part of the water is brought in from Hazel Dell to supplement water, might be helpful. Dave Sexton stated storm sewers flow west to east. Inlets are on the opposite side of the road. John South thought water ran down on the west side. A cross pipe between this project and Lake Forest is proposed. John South stated there is a two foot elevation between the two ponds.

Gary Hoyt sent a letter. The primary issue of the cul de sac has been worked out. He still needs hydrant locations and will send a turn radius letter. The street that runs north off the stub has been reconfigured to give better turning radius. The townhomes will be brick/siding mixture. Gary Hoyt does not want two vinyl sides together because it is flammable. Ken Brasseur stated the buildings are farther apart. The minimum distance is 22 or 25 feet. The original plans have changed. The number of buildings was reduced and then spaced out. They are three-story buildings and are not sprinkled. The streets are private. The turning radius has been expanded to 36 feet at the entrance. Going north it is 26 feet and going south 24 feet. There is an emergency access. He would recommend water distribution, not a hydrant at the end of the stub. It should be at the corner. Dave Sexton agreed.

Jim Blanchard understands these townhomes will be similar to those at City Center. A presubmittal meeting is needed. A checklist was distributed.

John Duffy understands the petitioner considered running the storm sewer north to Lakes of Hazel Dell in total to avoid Lake Forest. If they discharge to Hazel Dell storm sewer, any spillage on Hazel Dell must be cleaned up to remove rust spots. Mr. Duffy wants dedicated easements for water and sewer.

Scott Brewer did not get landscape plans. On the primary plat there were landscape plans. There was a revision after March 1, 2002. Scott Brewer needs those plans. They should be the same scale as the construction set. There can be no conflict between landscaping and utilities. If there is an agreement with Lake Forest regarding plantings, a copy should be given to the City. Ken Brasseur said it is just a letter correspondence. Jon Dobosiewicz wants it shown on the plans where off-site plantings will be. If this is for buffering, the location of plants and permission is needed.

Jon Dobosiewicz stated the two entrances from Hazel Dell should be striped for the two 12 foot outbound lanes. The inbound might be a little wider. The stacking distance is short and could create problems. Striping is preferred. It could also be a little wider as 12 feet is narrow. On the secondary plat, outside of the individual common blocks, the road should be platted an ingress/egress easement. There should not be a blanket utility easement. There should be defined easements for water and sewer. The petitioner should define corridors for landscaping and utilities. Jon Dobosiewicz will write a letter for secondary plat items. Dick Hill mentioned identifying road improvements. Review letters from the different departments will be needed. The pond must be identified within the common area. Mr. Sexton should provide detail of the bollards in emergency easements. Specific corridors are needed to avoid conflict between landscaping and utilities. The primary plat was approved subject to some conditions. Kenny Widler, Ryland Homes, indicated a meeting is six to seven weeks off. This must be accomplished prior to the presubmittal meeting. Site construction can be done later. On the construction drawings, there is rolled curb up to the parking spaces, then they are monolithic. The plans must be reviewed so there are no conflicts. This prevents drivers from creating problems. The lawn should come up to the backside of the curb. There should be extruded curb up to asphalt. The sidewalk will be at the same level until they can transition back. Detail will be shown. The addressing will be handled with Bill Akers. Three separate street names are desired. The buildings might be numbered off the internal streets. Mr. Dobosiewicz is not certain of the method used for numbering.

Dick Hill stated once Board of Public Works approval is achieved and the drawings are approved, the availability fees are paid. This allows the petitioner to begin infrastructure. The City will not sell sewer permits until the infrastructure is in and tested. Board of Public Works approves curb cuts and sewer and water availability. The Board may also append the landscaping along Hazel Dell Parkway. They may permit the petitioner to encroach landscaping into the right of way. Dick Hill's letter speaks to this.

Gary Hoyt and Tom Skolak need a set of plans.

Dixie Hi-Way Addition, Lot 8 (Rezone) 64-02Z

The petitioner seeks to rezone one lot from the R-3/Residence District within the Home Place District Overlay Zone to the B-#/Business District within the Home Place District Overlay Zone. The site is located at 10820 North College Avenue. The site is zoned R-3/Residence within the Home Place District Overlay Zone.

Filed by Leonard Voigt.

Leonard Voigt introduced Marshall Andrews and explained this request for rezone. The property on College Avenue contains an existing 65-year old house with a stone driveway running half the length of the parcel. Mr. Voigt wishes to turn it into a commercial building. Three or four people will work there. The downstairs and upstairs will be used for storage space. Mr. Voigt plans to pave and curb the driveway and install a new fence. The prominent trees on the site will be saved. The fire marshal requested installation of a Knox box. Leonard invited suggestions and comments from the TAC members.

Dick Hill said he had no jurisdiction over the project.

Steve Cash will not require any permits for this. There will be no new imperious surface beyond asphaltting the existing driveway. The submittals for this project show the same configuration for the driveway. Mr. Cash suggested placing the turnouts in places where they will not negatively impact other properties. Every 10 feet, a two-inch gap will allow water to get out. There will be a site development plan in the future.

John South has no objection to Mr. Voigt's plan. He had the same concern about the curbing and said the driveway might be better without curbs. Mr. Dobosiewicz is contemplating the same approach. Ultimately, the property might be combined with the adjacent plat. He discouraged the significant investment in the property that would diminish the opportunity for more expanded future development. The plan for Home Place calls for buildings to front College Avenue with parking at the side and rear. Today the Department of Community Services is coming to the middle point from house to something in the future. This rezone will allow an interim use for the property and still have the potential for development. Jon Dobosiewicz suggested applying for a variance to not do the curbing. A letter from John South would help Mr. Voigt with his petition to the Board of Zoning Appeals. Mr. South said this makes sense. He will have some comment or stipulation when the site develops later.

Gary Hoyt requested a Knox box through the fire department.

Scott Brewer inquired about the use of the building. Mr. Voigt responded it would be clerical. It is an operation that does paramedical examinations for the insurance industry. They organize that and accommodate 41 examiners with client assignments inside Indiana. Only five examiners pick up their kits, paychecks, etc. at that site. There are buffering requirements. If the petitioner plans to preserve most of the vegetation is currently on site, the buffering requirements will not be too severe. Because Mr. Voigt seeks to change the use from residential to commercial, there are buffering requirements.

Jon Dobosiewicz suggested looking at the Home Place Overlay and Landscaping Requirements. There are shrub requirements along the south side that Mr. Voigt might request relief from because of the fence. This is a transition. The Department of Community Services would not expect this project to assume the full burden of improvements because they do not expect it to last. There may be a higher and better use that might avail itself in the coming years based on the rezone.

Jon Dobosiewicz reviewed the packet. It is sufficient for distribution to the Plan Commission. Mr. Voigt might wish to expand the narrative based on TAC discussions. A letter will probably be received from the County Highway Department. DOCS will request right of way dedication along College Avenue pursuant to the Thoroughfare Plan. It will be a 60-foot half right of way. Mr. Dobosiewicz believes it is currently 40 feet from the center of the road. The Department of Community Services would expect compliance based on rezone with that dedication requirement. The 60-foot right of way might be accomplished next summer. College Avenue could become a four to five lane road. Mr. Leonard stated the fence is at 40 feet. There are plants on the other side. He asked if the fence could be moved later. Mr. Dobosiewicz responded that it would require negotiation with the County Highway and a permit to allow the fence to encroach within the right of way. This request must be based on the commitment to move the fence at Mr. Voigt's expense in the future if necessary.

St. Elizabeth Ann Seton Rectory (Special Use Amendment)

The petitioner seeks Special Use Amendment approval in order to construct a rectory. The site is located at 10655 Haverstick Road. The site is zoned S-1/Residence – Low Density.

Filed by Charles D. Frankenberger of Nelson & Frankenberger for St. Elizabeth Ann Seton Parish.

Charlie Frankenberger, a parishioner at St Elizabeth, explained the need to build a residence for their priest. The parcel is located on northeast corner of Haverstick and 106th Street. The plans were recently filed. The grading and utility plans will be delivered to Dick Hill today. Also in attendance were Claire Magna, member of the church, Matt Oman, Schneider Engineering, Michael Grove, Architectural Design and Tech Group, and Chris Foote, committee chairman. Mr. Frankenberger requested comments and suggestions from the TAC committee.

Dick Hill did not have plans to review. In regard to drainage calculations, he believes Kate Weese is looking for confirmation that this site conforms to the original drainage plan. Michael Grove will fax those to Engineering. Approval was obtained for the grading, utilities, and drainage calcs. There is still a right of way issue. With previous approval, there was a request to dedicate right of way along both Haverstick Stick and East 106th Street. There is a portion of the property that lies west of the old school house at the corner. The legal description for it was not included. This should be ironed out.

Steve Cash would like a copy of the drainage report. It should conform to the overall plan. The report will be faxed to him. It appears no other infrastructure work is being done. No permits are required. They are staying out of the easement. Three sets of 11" X 17" plans were found; one was given to Steve Cash.

John South looked at the rough architectural plan and saw no major issues. He suggested flood plain or flood way lines on the drawings if they exist. Mr. Grove does not think the property is within a flood plain. The residence will have a walk out basement. It will be within 75 feet of the creek.

Steve Cash noticed the plans show a six-inch pvc. He asked if the project would cross the ditch. Michael Grove responded they are just tying into the existing line on their side, the west side.

Gary Hoyt attempted to fax a letter. He understands this is a private residence. Consequently, no Knox box is required. The lower level is designed to accommodate more residential space. There are no meeting facilities in the house. It will not be a public meeting hall. That fact should be made clear, as it will affect the sanitary and water fees. This is not a commercial structure.

Scott Brewer has been dealing with Matt Oman and Claire Magna about the plans. He suggested removing wires and some other detail. Mr. Brewer received a list from Claire Magna including a construction fence on the site. This should also be on the plans. A consultant might view the property and tell the petitioner which trees should be removed. Michael Grove agreed. Some of the trees are in decline; this is a safety issue. Previously, they talked about some reforestation and mitigation with one to two year old trees. These could be planted on the property possibly at the detention or along the road. Matt Oman stated the construction fence is on the tree preservation plan. Mr. Brewer did not receive a set of construction plans. He has the landscape plan.

Jon Dobosiewicz is substituting for Laurence Lillig. He has indicated the issue with right of way and wanted Scott Brewer to make comments in regard to landscaping. As a private residence on the site, Mr. Dobosiewicz made the determination that curbs would not be required. However, he suggested the front circle drive should be curbed. This will be appreciated in future years. Visitors will not stay on the driveway. The petitioner should verify this is out of the legal drain and watch flood elevations. The lower level should be two feet above the 100 year.

3227 East Smokey Row Road (DSV)

The petitioner seeks approval of a Development Standards Variance of *Section 25.1.1(B)(1): Maximum Height* in order to construct a 19' 10" accessory building. The site is located at 3227 East Smokey Row Road. The site is zoned R-1/Residence. Filed by J. Scott Burton.

J. Scott Burton purchased the property and 100-year old home two years ago. It has a carriage house/garage that is used as an accessory building. The Burtons have renovated the home. Now Mr. Burton wants to renovate the carriage house/garage. It is not presently functional. It has old doors. He wants to replace a portion of the carriage house, tear down the existing garage structure, and replace it with a new garage/accessory building. The height of the garage exceeds the 18 foot limit. Mr. Burton intends to install a basketball hoop in the garage. The height of the new construction will be 20 feet with a pitched roof.

Dick Hill has no issues. The property is east of Range Line. It has a white house. All development standard variances must go through TAC, unless for a sign. The size of the new structure will be 30' X 40' garage.

Steve Cash, John South, and Gary Hoyt had no comments.

Scott Brewer inquired if any trees would be cut down. A large sycamore might have to be removed. Some existing pine trees will be trimmed. Mr. Brewer invited the petitioner to call for advise from him is desired.

Jon Dobosiewicz needs a site plan. Laurence Lillig may have it. He requested more dimensioning on the plan to show the relationship of the existing structures to the property lines. More detail is required. The petitioner might wish to enlarge the survey and show the existing house. An aerial of the parcel is available on the County web site. A right click on the mouse will measure distance. The Hamilton County web site is co.hamilton.in.us. At the bottom of the page there is a GIS option. This will give highway counts on road traffic.

Appel Heating and Cooling (Development standard variance).

Note: This case was added to the agenda.

Adam DeHart, Keeler Webb Associates explained the proposed building addition. Scott Appel was also in attendance. An application has been filed. There are two items for consideration in TAC today: a development standard variance and a building addition on the existing facility. Ken Appel has operated the facility for close to 50 years. The previous business was heating oil sales. It has been expanded into heating and air conditioning maintenance. The business is running out of room. The building was a gas station. The above and below grade storage tanks were removed in the past. A building addition is proposed towards the street. The development standard variance is in regard to side buffer yard requirement. Carmel Concrete is to the north and Carmel Welding is to the south. They share parking. The petitioner proposes moving the parking from the front to the rear of the building. The rear unloading and employee parking area will be improved to asphalt. There will be a dumpster pad and storm water detention. It will discharge to existing storm sewer just west of the site in an area that is abandoned/vacated. Appel's west property line is what use to be 1st Street SW. In their

area of project, that does not show up as right of way. The City wants to do something with that. The business is a service industry and has virtually no customer traffic. Their crews are usually out working on site.

Dick Hill wrote a comment letter. He did not expect this to be on the agenda today. Kate Weese is concerned about entrances off Range Line Road and storm detention. He referred to his letter. He asked why there are two curb cuts. The plan shows what is out there today. No work will be done in the right of way at all. There is an existing retaining way at the back between the two curb cuts. The existing retaining wall runs east/west and then it stops at the drive through. There are drive isles that come down the side of the building. The petitioner proposes to open it to match the curb cut at the street. It would give a vehicle turning left an opportunity to make a swing drop off and delivery. This would take place in the back. The businesses on both sides tend to use the Appel entrances. Dick Hill suggested a meeting with Kate Weese. They need to work out entrance design. The detention pond can be labeled. There were multiple comments about labeling 1st Street SW. Appel is surrounded by Carmel Concrete on the north and west sides. The right of way does not exist according to the parcel maps. It does not pick up past Mohawk. The owner is willing to work on this. It would be best for them in the future. Kate Weese is curious about what exists back there. Carmel Concrete has access through Appel's property to the north. Hall and House stores lumber. Concrete stores occasionally. The primary location has not changed. It is the petitioner's intention to leave the two curb cuts the way they are today. Jon Dobosiewicz will attend the meeting with Engineering and Mr. DeHart.

Jon Dobosiewicz stated Appel has cross access that they want to maintain. There is no written agreement, but everybody uses it. Ultimately the five existing cuts would be reduced to three or only two. From a practical standpoint there is cross access. The Department of Community Services will try to come up with a solution. Perhaps the petitioner could commit to closing a cut when the adjacent property comes in. The cut would be maintained, but it would have to provide cross access. This is one possible idea. Adam DeHart believes if the 1st Street SW ever came to fruition that would be the preferred way to enter. Mr. Appel would like one access on Range Line and one at 1st Avenue. Jon Dobosiewicz believes there is room for negotiation. Scott Appel would like to clean up the back. The oil business necessitated two cuts. Some semis and large, straight trucks are on the property on a daily basis. The property is in the middle. There is only 18-20 feet between the building and the property line. The site is zoned I1.

Steve Cash needs an outlet permit for the Follet Morrow Drain. He needs a copy of the drainage calcs.

John South stated this does not need a NOI and Rule 5. He would recommend a silt fence on the west border. It makes sense to extend back to the north property line a little bit to trap water. No letter was written.

Gary Hoyt sent a letter. A Knox box should be installed at the front door on this building when completed. The building will not be sprinkled. There will be half of a second story for storage. There will not be a basement.

Scott Brewer understands that the curbing inside the right of way exists. New curbing is proposed between the right of way and the building. It is completely open now. They plan to install perimeter curb and parking lot curb. The north property line has a six-inch retaining wall. This will be retained. The south property line is open. It will be left as a cross access. The trees in back exist. The newest buffer yard requirements come into play with this project. As with other existing sights, the Department of Community Services will work with the petitioner. Appel cannot meet requirements as proposed. Mr. Brewer suggested something other than red maples. Parking will be in the back. Employees will walk around the sidewalk to the front entrance. Mr. Brewer will fax a recommended list of trees that are more disease and pest resistant. The variance would eliminate buffer yard. Landscaping would be installed in the front of the building; it is part of the variance application. When issues are resolved with Kate Weese and Jon Dobosiewicz, Mr. DeHart should contact Scott Brewer.

Jon Dobosiewicz will facilitate discussion with Kate Weese. He asked the petitioner to bring exhibits that show the properties on either side of Appel. Dimensions to facilitate access into the sites are needed. These will help make discussion more productive. He needs the dimensions from the property line to the building to the north. Mr. Dobosiewicz needs to understand how much room exists.

Scott Brewer asked if the asphalt would be removed. Mr. DeHart stated it would be removed during construction. There will be no parking in front of the building.

The meeting adjourned at 2:53 p.m.